

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**  
**Division of Housing Policy Development**

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November 15, 2004

Mr. Tony Lashbrook, Director  
Community Development Department  
Town of Truckee  
10183 Truckee Airport Road  
Truckee, CA 93161

Dear Mr. Lashbrook:

**RE: Review of the Town of Truckee's Revised Draft Housing Element**

Thank you for submitting the Town of Truckee's revised draft housing element, received for review on October 4, 2004, along with additional revisions on October 15, 2004 and November 8, 2004. As you know, the Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). The review was assisted through communications with you, Mr. Duane Hall, Town Planner, and your consultants, Mr. Alexander Quinn, and Ms. Ellen Clark.

The Department is pleased to find the revised element addresses the statutory requirements described in its June 24, 2004 review. The element will be in full compliance with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

The Department appreciates the Town's leadership and efforts to develop meaningful housing and land-use strategies addressing its share of the regional housing need. Truckee is commended for its commitment to rezone lands for multifamily housing and maximizing the Town's land resources through adoption of minimum densities and minimum lot size reductions.

Also, upon adoption, the Town will be in compliance with State housing element law, which is one of the threshold requirements for an innovative new program that rewards local governments for approving affordable workforce housing. The Workforce Housing Program, funded by Proposition 46, provides grant funds to eligible local governments for every qualifying unit permitted, beginning calendar year 2004. Grant awards can be used to fund any capital asset project, including transportation or park improvements. More specific information about the program is available on the Department's website at <http://www.hcd.ca.gov>.

The Department appreciates Messrs. Hall and Quinn's hard work and cooperation through the review period. We look forward to receiving the Town of Truckee's adopted housing element. If you have any questions, please contact Paul Mc Dougall, of our staff, at (916) 322-7995.

In accordance with requests pursuant to the Public Records Act, the Department is forwarding copies of this letter to the persons and organizations listed below.

Sincerely,



Cathy E. Creswell  
Deputy Director

cc: Duane Hall, Town Planner, Town of Truckee  
Alexander Quinn, Consultant, Bay Area Economics  
Ellen Clark, Consultant, Design Community Environment  
Mark Stivers, Senate Committee on Housing & Community Development  
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office  
Terry Roberts, Governor's Office of Planning and Research  
Nick Cammarota, California Building Industry Association  
Marcia Salkin, California Association of Realtors  
Marc Brown, California Rural Legal Assistance Foundation  
Rob Weiner, California Coalition for Rural Housing  
John Douglas, AICP, Civic Solutions  
Deanna Kitamura, Western Center on Law and Poverty  
S. Lynn Martinez, Western Center on Law and Poverty  
Alexander Abbe, Law Firm of Richards, Watson & Gershon  
Michael G. Colantuono, Colantuono, Levin & Rozell, APC  
Ilene J. Jacobs, California Rural Legal Assistance, Inc.  
Richard Marcantonio, Public Advocates